

AUDITING PROCEDURES REPORT

Issued under P.A. 2 of 1968, as amended. Filing is mandatory.

Local Government Type: <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village <input checked="" type="checkbox"/> Other		Local Government Name: <u>Local Development Finance Authority of the Charter Township of Van Buren</u>	County Wayne
Audit Date December 31, 2005	Opinion Date April 5, 2006	Date Accountant Report Submitted To State: May 26, 2006	

We have audited the financial statements of this local unit of government and rendered an opinion on financial statements prepared in accordance with the Statements of the Governmental Accounting Standards Board (GASB) and the *Uniform Reporting Format for Financial Statements for Counties and Local Units of Government in Michigan* by the Michigan Department of Treasury.

We affirm that:


1. We have complied with the *Bulletin for the Audits of Local Units of Government in Michigan* as revised.
2. We are certified public accountants registered to practice in Michigan.

We further affirm the following. "Yes" responses have been disclosed in the financial statements, including the notes, or in the report of comments and recommendations.

You must check the applicable box for each item below:

- | | |
|---|---|
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 1. Certain component units/funds/agencies of the local unit are excluded from the financial statements. |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 2. There are accumulated deficits in one or more of this unit's unreserved fund balances/retained earnings (P.A. 275 of 1980). |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 3. There are instances of non-compliance with the Uniform Accounting and Budgeting Act (P.A. 2 of 1968, as amended). |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 4. The local unit has violated the conditions of either an order issued under the Municipal Finance Act or its requirements, or an order issued under the Emergency Municipal Loan Act. |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 5. The local unit holds deposits/investments which do not comply with statutory requirements. (P.A. 20 of 1943, as amended [MCL 129.91] or P.A. 55 of 1982, as amended [MCL 38.1132]) |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 6. The local unit has been delinquent in distributing tax revenues that were collected for another taxing unit. |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 7. The local unit has violated the Constitutional requirement (Article 9, Section 24) to fund current year earned pension benefits (normal costs) in the current year. If the plan is more than 100% funded and the overfunding credits are more than the normal cost requirement, no contributions are due (paid during the year). |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 8. The local unit uses credit cards and has not adopted an applicable policy as required by P.A. 266 of 1995 (MCL 129.241). |
| <input type="checkbox"/> yes <input checked="" type="checkbox"/> no | 9. The local unit has not adopted an investment policy as required by P.A. 196 of 1997 (MCL 129.95). |

We have enclosed the following:	Enclosed	To Be Forwarded	Not Required
The letter of comments and recommendations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reports on individual federal assistance programs (program audits).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Audit Reports (ASLGU).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Certified Public Accountant (Firm Name): Plante & Moran, PLLC			
Street Address 1000 Oakbrook Drive, Suite 400	City Ann Arbor	State MI	ZIP 48104-6815
Accountant Signature 			

**Local Development Financing Authority
of the Charter Township of Van Buren
Wayne County, Michigan**

**Financial Report
December 31, 2005**

Local Development Financing Authority of the Charter Township of Van Buren

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Independent Auditor's Report

To the Board of Directors
Local Development Financing Authority of the
Charter Township of Van Buren
Wayne County, Michigan

We have audited the accompanying basic financial statements of the Local Development Financing Authority of the Charter Township of Van Buren (a component unit of the Charter Township of Van Buren) as of December 31, 2005 and for the year then ended, as listed in the table of contents. These financial statements are the responsibility of the Local Development Financing Authority of the Charter Township of Van Buren's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Local Development Financing Authority of the Charter Township of Van Buren as of December 31, 2005 and the changes in its financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

The accompanying financial statements do not present a management's discussion and analysis, which would be an analysis of the financial performance for the year. The Governmental Accounting Standards Board has determined that this analysis is necessary to supplement, although not required to be a part of, the basic financial statements.

Plante & Moran, PLLC

April 5, 2006

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Local Development Financing Authority of the Charter Township of Van Buren

Governmental Fund Balance Sheet/Statement of Net Assets (Deficit) December 31, 2005

	Governmental Fund	Adjustments (Note 2)	Statement of Net Assets (Deficit)
Assets			
Cash and equivalents (Note 3)	\$ 634,307	\$ -	\$ 634,307
Restricted assets (Note 6)	3,293,930	-	3,293,930
Total assets	<u>\$ 3,928,237</u>	-	3,928,237
Liabilities			
Accounts payable	\$ 60,997	-	60,997
Accrued and other liabilities	-	1,451,894	1,451,894
Deferred revenue (Note 4)	1,308,969	-	1,308,969
Noncurrent liabilities (Note 5):			
Due within one year	-	645,000	645,000
Due in more than one year	-	26,509,656	26,509,656
Total liabilities	1,369,966	<u>28,606,550</u>	<u>29,976,516</u>
Fund Balance/Net Assets (Deficit)			
Reserved/Restricted for debt service reserve	1,951,250	-	1,951,250
Reserved for construction	607,021	(607,021)	-
Unreserved/Unrestricted	-	(27,999,529)	(27,999,529)
Total fund balance/net assets (deficit)	<u>2,558,271</u>	<u>\$ (28,606,550)</u>	<u>\$ (26,048,279)</u>
Total liabilities and fund balance	<u>\$ 3,928,237</u>		

Local Development Financing Authority of the Charter Township of Van Buren

Statement of Governmental Fund Revenue, Expenditures, and Changes in Fund Balance/Statement of Activities Year Ended December 31, 2005

	Governmental Fund	Adjustments (Note 2)	Statement of Activities
Revenue			
Property taxes	\$ 1,345,317	\$ -	\$ 1,345,317
Interest income	<u>101,500</u>	<u>-</u>	<u>101,500</u>
Total revenue	1,446,817	-	1,446,817
Expenditures			
Professional services	25,058	-	25,058
Capital outlay and other	852,274	-	852,274
Debt service:			
Debt principal	650,000	(650,000)	-
Debt interest	<u>973,418</u>	<u>601,528</u>	<u>1,574,946</u>
Total expenditures	<u>2,500,750</u>	<u>(48,472)</u>	<u>2,452,278</u>
Excess of Expenditures Over Revenue/Change in Net Assets	(1,053,933)	48,472	(1,005,461)
Fund Balance/Net Assets (Deficit) - Beginning of year	<u>3,612,204</u>	<u>(28,655,022)</u>	<u>(25,042,818)</u>
Fund Balance/Net Assets (Deficit) - End of year	<u><u>\$ 2,558,271</u></u>	<u><u>\$ (28,606,550)</u></u>	<u><u>\$ (26,048,279)</u></u>

Local Development Financing Authority of the Charter Township of Van Buren

**Notes to Financial Statements
December 31, 2005**

Note I - Significant Accounting Policies

The Local Development Financing Authority of the Charter Township of Van Buren (the "Authority") is organized pursuant to State of Michigan Public Act No. 281 of 1986. The primary purpose is to encourage local development to prevent conditions of unemployment and promote economic growth. This purpose is accomplished by the Authority collecting captured property taxes under a tax increment financing plan in accordance with state law and budgeting expenditures for improvements in the Authority's district boundaries.

The Authority is a component unit of the Charter Township of Van Buren (the "Township") and is included in the basic financial statements of the Township at December 31, 2005.

Basis of Accounting

The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. There are no component units required to be included in these financial statements.

The following is a summary of the significant accounting policies:

The government-wide full accrual financial statements (the statement of net assets (deficit) and the statement of activities) are reported using the economic resources measurement focus and the accrual basis of accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. For the purpose of the government-wide financial statements, the Authority reports a liability for the outstanding 2003 Local Development Finance Authority Bonds, which will be repaid through captured property taxes in future periods.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized in the accounting period in which they become susceptible to accrual - that is, when they become both measurable and available. Revenue is considered to be available if it is collected within the current period or soon enough thereafter to pay liabilities of the current period, generally collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Local Development Financing Authority of the Charter Township of Van Buren

**Notes to Financial Statements
December 31, 2005**

Note 2 - Reconciliation of Government-wide and Fund Financial Statements

The governmental fund balance sheet and statement of governmental fund revenue, expenditures, and changes in fund balance of the Authority's General Fund differ from the statement of net assets (deficit) and statement of activities. This difference results primarily from the long-term economic focus of the statement of net assets (deficit) and statement of activities versus the current focus of the General Fund balance sheet and statement of governmental fund revenue, expenditures, and changes in fund balance.

The statement of net assets (deficit) includes the recognition of long-term debt along with the accrued interest expense. The statement of activities includes the reclassification the debt principal payments from expense to offsetting the liability and accrual of the interest expense.

Note 3 - Cash and Cash Equivalents

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The Authority is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications, which matures not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions, which are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan. The Authority has elected to comply with the Township's investment policy. The investment policy adopted by the Township board in accordance with Public Act 196 of 1997 has authorized investment in all of the State statutory authority listed above. The Authority has designated one bank for the deposit of its funds.

Local Development Financing Authority of the Charter Township of Van Buren

Notes to Financial Statements December 31, 2005

Note 3 - Cash and Cash Equivalents (Continued)

The Authority's cash and investments are subject to the following type of risk:

Custodial Credit Risk of Bank Deposits - Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a deposit policy for custodial credit risk. At year end, the Authority had \$3,828,237 of bank deposits (certificates of deposit, checking, and savings accounts) that were uninsured and uncollateralized. The Authority believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, the Authority evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Note 4 - Deferred Revenue

Governmental funds defer revenue recognition in connection with resources that have been received but not yet earned. As of December 31, 2005, the Authority received \$1,308,969 of property taxes levied for 2006, which will be recognized during the year ending December 31, 2006.

Note 5 - Long-term Debt

The Authority's 2003 tax incremental bonds consist of current interest bonds of \$20,565,000 and \$6,589,656 of capital appreciation bonds. The bonds bear interest from 2.25 percent to 5.38 percent and mature in 2032.

The annual requirements to service the outstanding debt are as follows:

	Principal	Interest	Total
2006	\$ 645,000	\$ 958,849	\$ 1,603,849
2007	650,000	943,467	1,593,467
2008	670,000	926,130	1,596,130
2009	690,000	906,568	1,596,568
2010	245,000	892,389	1,137,389
2011-2015	1,545,000	4,312,506	5,857,506
2016-2020	8,215,000	3,176,375	11,391,375
2021-2025	8,450,165	4,370,157	12,820,322
2026-2030	4,689,382	9,437,274	14,126,656
2031-2032	1,355,109	4,684,891	6,040,000
Total	<u>\$ 27,154,656</u>	<u>\$ 30,608,606</u>	<u>\$ 57,763,262</u>

Local Development Financing Authority of the Charter Township of Van Buren

**Notes to Financial Statements
December 31, 2005**

Note 6 - Restricted Assets

Restricted assets as of December 31, 2005 consist of cash and cash equivalents totaling \$3,293,930. These assets are restricted for the purpose of the 2003 Local Development Finance Authority bonds. A total of \$2,625,912 is for debt service reserves and \$668,018 is unspent bond proceeds to be used for construction. Fund balance/net assets have been reserved/restricted for \$1,951,250.

Note 7 - Risk Management

The Authority is exposed to various risks of loss related to torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The Authority is covered by insurance purchased by the Township for all claims.